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THE REGIONAL PLANNING COMMISSION—COUNTY OF LOS ANGELES
108 West Second St., Los Angeles, California
Arthur H. Adams, Director of Planning

POPULATION AND DWELLING UNITS

Item No.	Statistical Area and Jurisdiction	Population Apr. 1940	Dwelling Units Apr. 1940	Dwelling Units Jan., 1949	Estimated Population April, 1949
1.0	ADAMS AREA	333,560	116,365	138,083	411,253
1.1	Part of Los Angeles	317,868	111,183	127,780	379,605
1.2	Culver City	8,976	2,948	6,014	18,565
1.3	Unincorporated	6,716	2,234	4,289	13,083
2.0	AVALON AREA	1,933	2,875	2,929	2,260
2.1	Avalon	1,637	2,688	2,727	2,032
2.2	Unincorporated	296	187	202	228
3.0	BEVERLY HILLS AREA	50,653	17,994	25,429	72,223
3.1	Beverly Hills	26,823	9,328	11,104	29,842
3.2	Part of Los Angeles	23,818	8,662	14,321	42,369
3.3	Unincorporated	12	4	4	12
4.0	BURBANK AREA	77,516	25,589	57,509	184,379
4.1	Burbank	34,337	11,130	24,909	79,043
4.2	Part of Los Angeles	43,168	14,455	32,589	105,306
4.3	Unincorporated	11	4	11	30
5.0	CALABASAS AREA	2,041	1,695	2,119	3,748
5.1	All Unincorporated	2,041	1,695	2,119	3,748
6.0	CHATSWORTH AREA	7,488	2,446	4,999	16,196
6.1	Part of Los Angeles	7,488	2,446	4,999	16,196
7.0	CITRUS AREA	22,475	7,107	13,278	41,839
7.1	Azusa	5,209	1,476	2,940	9,983
7.2	Covina	3,049	1,160	1,407	3,781
7.3	West Covina	1,072	392	1,123	3,453
7.4	Glendora	2,822	996	1,288	3,788
7.5	Unincorporated	10,323	3,083	6,520	20,834
8.0	COMPTON AREA	48,679	14,792	35,097	117,119
8.1	Compton	16,198	5,118	13,751	45,057
8.2	Lynwood	10,982	3,418	7,601	24,729
8.3	Unincorporated	21,499	6,256	13,745	47,333
9.0	CENTRAL AREA	133,351	58,374	53,464	146,892
9.1	Part of Los Angeles	133,351	58,374	53,464	146,892
10.0	DOMINGUEZ AREA	68,732	21,147	36,144	127,337
10.1	Part of Los Angeles	62,136	19,243	29,821	105,253
10.2	Unincorporated	6,596	1,904	6,323	22,084
11.0	EAST AREA	209,125	59,426	65,155	253,070
11.1	Part of Los Angeles	137,584	39,473	40,271	158,387
11.2	Unincorporated	71,541	19,953	24,884	94,683
12.0	EL MONTE AREA	32,431	9,839	19,596	64,433
12.1	El Monte	4,746	1,467	2,470	7,793
12.2	Unincorporated	27,685	8,372	17,126	56,640
13.0	ENCINO AREA	37,312	11,916	29,765	98,681
13.1	Part of Los Angeles	37,312	11,916	29,765	98,681
14.0	GLENDALE AREA	161,607	54,407	70,793	212,893
14.1	Glendale	82,582	27,487	34,436	104,820
14.2	Part of Los Angeles	70,500	24,083	30,081	89,060
14.3	Unincorporated	8,525	2,837	6,276	19,013
15.0	HOLLYWOOD AREA	162,340	64,139	70,236	185,667
15.1	Part of Los Angeles	142,262	56,107	61,079	161,594
15.2	Unincorporated	20,078	8,032	9,157	24,073
16.0	INGLEWOOD AREA	78,820	25,266	49,950	158,715
16.1	Gardena	5,909	1,808	4,183	13,852
16.2	Inglewood	30,114	9,819	15,000	45,218
16.3	Hawthorne	8,263	2,582	4,668	15,388
16.4	Torrance (North)	1,125	286	631	2,380
16.5	Part of Los Angeles	2,103	616	1,512	5,053
16.6	Unincorporated	31,306	10,155	23,956	76,824
17.0	LONG BEACH AREA	169,513	66,977	104,939	301,803
17.1	Signal Hill	3,184	1,158	1,447	4,066
17.2	Long Beach	164,271	65,137	95,194	271,617
17.3	Unincorporated	2,058	682	8,298	26,120
18.0	MONROVIA AREA	32,813	11,055	21,502	66,935
18.1	Arcadia	9,122	3,081	7,129	21,644
18.2	Monrovia	12,807	4,373	6,766	20,227
18.3	Sierra Madre	4,581	1,767	2,504	7,302
18.4	Unincorporated	6,303	1,834	5,103	17,762
19.0	MALIBU AREA	929	788	1,467	2,523
19.1	All Unincorporated	929	788	1,467	2,523
20.0	NORTH COUNTY AREA	15,171	6,309	9,732	24,105
20.1	All Unincorporated	15,171	6,309	9,732	24,105
21.0	NORTH EAST AREA	155,682	53,720	55,158	170,566
21.1	Part of Los Angeles	155,682	53,720	55,158	170,566
22.0	NORWALK AREA	45,913	12,119	26,240	95,988
22.1	All Unincorporated	45,913	12,119	26,240	95,988
23.0	PALOS VERDES AREA	16,628	5,280	9,433	30,284
23.1	Palos Verdes Estates	987	318	637	2,026
23.2	Torrance (South)	8,825	2,869	5,295	16,881
23.3	Unincorporated	6,816	2,093	3,501	11,377
24.0	PASADENA AREA	117,617	40,836	57,102	158,506
24.1	Pasadena	81,864	29,156	35,792	110,696
24.2	Unincorporated	35,753	11,680	15,310	47,810
25.0	POMONA AREA	34,639	11,380	16,382	49,690
25.1	Pomona	23,539	7,879	11,577	34,499
25.2	Claremont	3,057	1,099	1,720	4,472
25.3	La Verne	3,092	855	1,163	4,174
25.4	Unincorporated	4,951	1,547	1,922	6,545
26.0	PUENTE HILLS AREA	9,065	2,376	4,556	18,183
26.1	All Unincorporated	9,065	2,376	4,556	18,183
27.0	SAN FERNANDO AREA	21,886	6,028	13,075	48,285
27.1	San Fernando	9,094	2,632	3,623	13,211
27.2	Part of Los Angeles	12,792	3,396	9,452	35,074
28.0	SAN GABRIEL AREA	100,448	32,764	49,060	150,728
28.1	Alhambra	38,935	13,310	17,513	50,850
28.2	Monterey Park	8,531	2,808	5,600	16,790
28.3	San Gabriel	11,867	3,524	6,019	20,392
28.4	San Marino	8,175	2,311	3,308	11,026
28.5	South Pasadena	14,356	5,036	6,214	18,213
28.6	Unincorporated	18,584	5,775	10,406	33,457
29.0	SAN VICENTE AREA	7,737	2,478	4,594	16,045
29.1	Part of Los Angeles	7,737	2,478	4,594	16,045
30.0	SANTA MONICA-VENICE AREA	117,801	39,847	60,500	186,680
30.1	Santa Monica	53,500	19,464	26,686	77,268
30.2	Part of Los Angeles	58,690	20,208	33,593	101,352
30.3*	Unincorporated	594	139	175	724
30.4	Sawtelle Home	5,017	36	46	7,336
31.0	SOUTH BEACH CITIES AREA	32,120	13,086	29,729	90,692
31.1	El Segundo	3,738	1,187	2,284	7,519
31.2	Hermosa Beach	7,197	3,384	4,692	12,234
31.3	Manhattan Beach	6,398	2,836	5,540	15,260
31.4	Redondo Beach	13,092	4,914	8,027	24,111
31.5	Part of Los Angeles	946	394	8,608	30,118
31.6	Unincorporated	749	371	578	1,450
32.0	SOUTH EAST AREA	284,564	90,724	121,072	393,930
32.1	Bell	11,264	3,501	5,160	15,936
32.2	Maywood	10,731	3,540	4,575	14,049
32.3	Huntington Park	28,648	10,045	11,429	30,806
32.4	Montebello	8,016	2,432	6,275	20,590
32.5	South Gate	26,945	8,471	16,144	51,160
32.6	Vernon	850	242	255	957
32.7	Part of Los Angeles	128,531	40,361	47,569	164,613
32.8	Unincorporated	69,579	22,132	29,665	95,819
33.0	TUJUNGA AREA	11,241	3,992	9,117	27,446
33.1	Part of Los Angeles	11,241	3,992	9,117	27,446
34.0	WHITTIER AREA	32,727	10,242	17,651	57,279
34.1	Whittier	16,115	5,513	7,620	22,319
34.2	Unincorporated	16,612	4,729	10,031	34,960
35.0	WILSHIRE AREA	151,086	58,153	64,448	176,104
35.1	Part of Los Angeles	151,068	58,144	64,436	176,080
35.2	Unincorporated	18	9	12	24
	City of Los Angeles—Total	1,504,277	529,251	658,209	2,029,690
	City of Torrance—Total	9,950	3,155	5,926	19,261
	Total All Cities	2,340,902	824,196	1,102,649	3,359,709
	Total Unincorporated	444,741	137,335	241,654	802,768
	Total County	2,785,643	961,531	1,344,303	4,162,477

*Exclusive of Sawtelle Home.

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In Bulletin No. 29, our method for estimating population was described. This issue will be devoted to a description of the Statistical Areas shown on the map below and to some of the reasons for their particular shape.

When the U. S. Bureau of the Census made its decennial count in 1940, there were established numbered districts (census tracts) based roughly on a population of from five to eight thousand people. These census tracts corresponded, where practical, to groups of enumeration districts previously used in the 1930 census. If possible, the tract boundaries were placed along a street, river bed, railroad, or some physical feature that could easily be identified in the field. It was intended that these boundaries be established permanently so that it would be possible to compare data through the years for a given area. With very minor exceptions, involving no population changes, the 1950 areas will be directly comparable to those established in 1940. Some tracts that have had large population increases will be split into parts that may be combined if necessary to make a comparison with 1940 information. Many special censuses made during the last nine years have had population data reported by census tracts, thereby giving an intermediate figure between the 1940 and the coming 1950 census. There also is available a reasonably accurate distribution of the 1930 population data for the 1940 tracts.

Data on retail business and manufacturing now being collected by the Census Bureau will be reported on the same basis as the population.

By law the Census Bureau must recognize every city boundary when conducting a census. Where portions of 1940 tracts, inhabited in that year, have been annexed to a city since 1940, an effort is being made to devise a numbering system whereby it will be possible to combine the annexed territory with the remaining portion of the original tract in 1950 and arrive at a figure directly comparable to those for 1930 or 1940. In the case of annexation of uninhabited territory it is not as important to be able to make such a comparison.

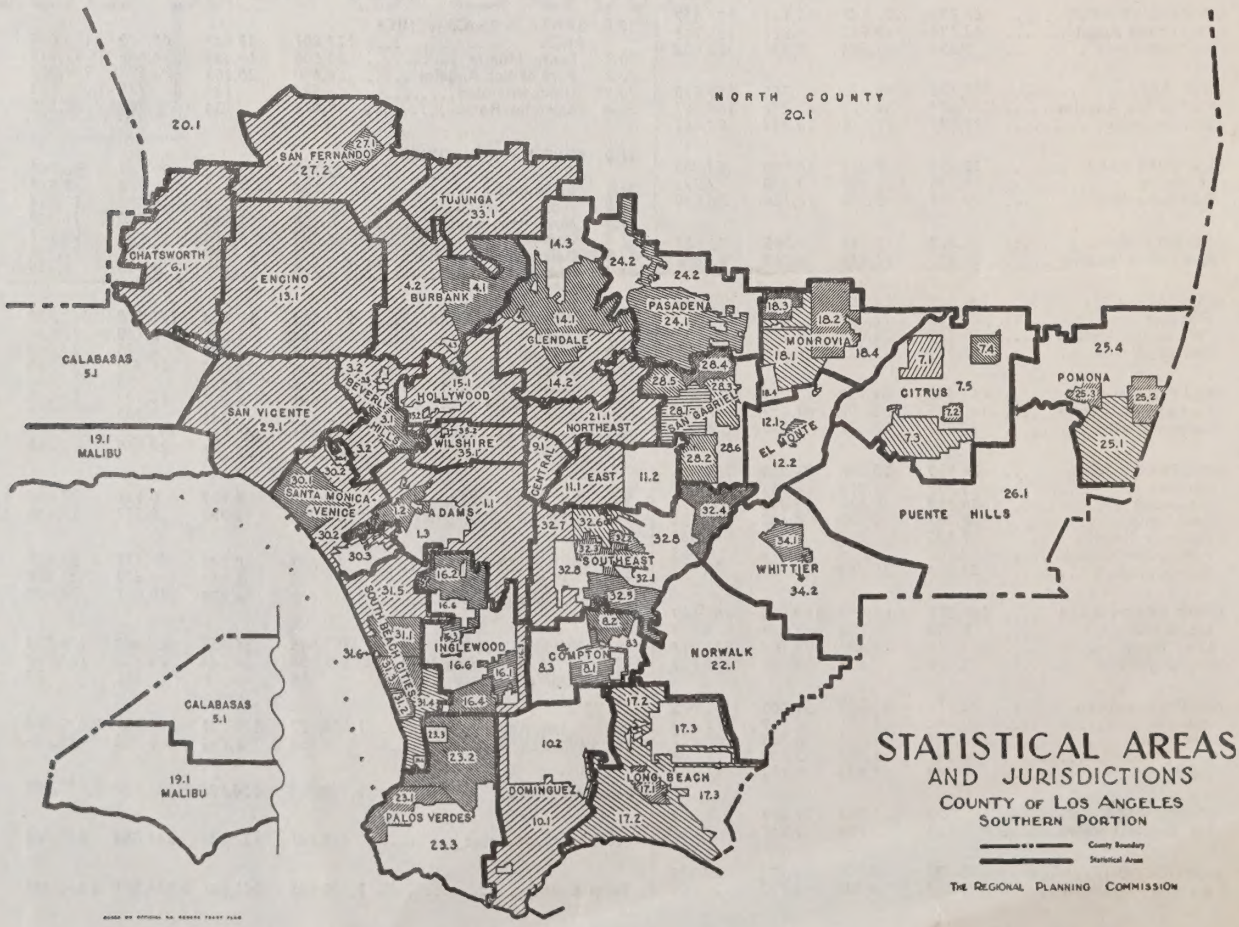
For purposes of larger groupings some local agencies have combined one or more census tracts to form what are known as Census of Business Areas. Because of their makeup these business areas can take full advantage of any census data that may be published by tracts. Conversely, information gathered and published by these agencies cannot always be broken down into the component census tracts. This would be a desirable feature but usually entails more labor and expense than is justified.

The map below shows thirty-five statistical areas which, like the aforementioned business areas, are groups of census tracts, but are generally much larger than the Census of Business Areas. Like the Federal Census this bulletin recognizes all city boundaries and gives the totals for each entire city although the map does not show current city boundaries which change constantly with each annexation.

Originally in 1940 only two cities, Los Angeles and Torrance, were in more than one statistical area and each part was given separately in the estimates as well as being combined into a total figure for the city. Because of annexations, several additional cities, such as Pomona, Burbank, etc., have extended into adjacent statistical areas. Estimates in these bulletins for such cities are totals for the complete city regardless of statistical area boundaries.

The hatched portions on the map indicate cities, while unincorporated territory is left blank. Each statistical area bounded by a heavy black border is named and has a number always ending with zero. For example, the Adams Statistical Area (1.0) is composed of a portion of Los Angeles City (1.1), all of Culver City (1.2), and some unincorporated territory (1.3).

Many requests are received asking the population in an area that includes portions of several statistical areas or a portion of one area which does not conform to any division shown on the map. It is not always possible to arrive at an accurate estimate for such irregular areas. Likewise, many requests are received for the population of localities such as Norwalk, Hollywood, La Canada. It is often impossible to fulfill such requests because these places have no legal or definite boundaries. We would suggest, if at all possible, when readers are establishing districts of any kind and wish to be able to use either the census or our data that they try to make their districts conform to census tract boundaries. This is not always possible but if it can be done there is and will be much available information by tracts that may prove useful. Those organizations about to make surveys or gather data for portions of Los Angeles County may find it to their advantage to discuss proposed districts with this office thereby finding out how such districts could be set up to take advantage of much information already gathered.



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THE REGIONAL PLANNING COMMISSION—COUNTY OF LOS ANGELES
108 West Second St., Los Angeles, California
Arthur H. Adams, Director of Planning

POPULATION AND DWELLING UNITS

Item No.	Statistical Area and Jurisdiction	Population Apr. 1940	Dwelling Units Apr. 1940	Dwelling Units April, 1949	Estimated Population July, 1949
1.0	ADAMS AREA	333,560	116,365	138,904	411,930
1.1	Part of Los Angeles	317,868	111,183	129,023	381,233
1.2	Culver City	8,976	2,948	6,179	19,443
1.3	Unincorporated	6,716	2,234	3,702	11,254
2.0	AVALON AREA	1,933	2,875	2,930	2,260
2.1	Avalon	1,637	2,688	2,728	2,032
2.2	Unincorporated	296	187	202	228
3.0	BEVERLY HILLS AREA	50,653	17,994	25,733	72,773
3.1	Beverly Hills	26,823	9,328	11,151	29,848
3.2	Part of Los Angeles	23,818	8,662	14,578	42,913
3.3	Unincorporated	12	4	4	12
4.0	BURBANK AREA	77,516	25,589	58,179	185,565
4.1	Burbank	34,337	11,130	25,160	79,407
4.2	Part of Los Angeles	43,168	14,455	33,008	106,128
4.3	Unincorporated	11	4	11	30
5.0	CALABASAS AREA	2,041	1,695	2,133	3,759
5.1	All Unincorporated	2,041	1,695	2,133	3,759
6.0	CHATSWORTH AREA	7,488	2,446	5,248	16,914
6.1	Part of Los Angeles	7,488	2,446	5,248	16,914
7.0	CITRUS AREA	22,475	7,107	13,630	42,824
7.1	Azusa	5,209	1,476	3,027	10,278
7.2	Covina	3,049	1,160	1,436	3,842
7.3	West Covina	1,072	392	1,209	3,702
7.4	Glendora	2,822	996	1,312	3,843
7.5	Unincorporated	10,323	3,083	6,646	21,159
8.0	COMPTON AREA	48,679	14,792	35,391	117,792
8.1	Compton	16,198	5,118	13,646	44,713
8.2	Lynwood	10,982	3,418	7,794	25,247
8.3	Unincorporated	21,499	6,256	13,951	47,832
9.0	CENTRAL AREA	133,351	58,374	53,489	146,383
9.1	Part of Los Angeles	133,351	58,374	53,489	146,383
10.0	DOMINGUEZ AREA	68,732	21,147	36,253	127,444
10.1	Part of Los Angeles	62,136	19,243	29,896	105,322
10.2	Unincorporated	6,596	1,904	6,357	22,122
11.0	EAST AREA	209,125	59,426	65,280	252,584
11.1	Part of Los Angeles	137,584	39,473	40,291	157,844
11.2	Unincorporated	71,541	19,953	24,989	94,740
12.0	EL MONTE AREA	32,431	9,839	19,919	65,276
12.1	El Monte	4,746	1,467	2,495	7,838
12.2	Unincorporated	27,685	8,372	17,424	57,438
13.0	ENCINO AREA	37,312	11,916	31,013	102,242
13.1	Part of Los Angeles	37,312	11,916	31,013	102,242
14.0	GLENDALE AREA	161,607	54,407	71,334	213,537
14.1	Glendale	82,582	27,487	34,625	104,940
14.2	Part of Los Angeles	70,500	24,083	30,310	89,285
14.3	Unincorporated	8,525	2,837	6,399	19,312
15.0	HOLLYWOOD AREA	162,340	64,139	70,467	185,928
15.1	Part of Los Angeles	142,262	56,107	61,195	161,640
15.2	Unincorporated	20,078	8,032	9,272	24,288
16.0	INGLEWOOD AREA	78,820	25,266	50,816	161,500
16.1	Gardena	5,909	1,808	4,222	14,039
16.2	Inglewood	30,114	9,819	15,069	45,725
16.3	Hawthorne	8,263	2,582	4,742	15,528
16.4	Torrance (North)	1,125	286	641	2,418
16.5	Part of Los Angeles	2,103	616	1,925	6,409
16.6	Unincorporated	31,306	10,155	24,217	77,381
17.0	LONG BEACH AREA	169,513	66,977	105,798	303,076
17.1	Signal Hill	3,184	1,158	1,463	4,094
17.2	Long Beach	164,271	65,137	95,668	271,797
17.3	Unincorporated	2,058	682	8,667	27,185
18.0	MONROVIA AREA	32,813	11,055	22,219	69,136
18.1	Arcadia	9,122	3,081	7,251	22,017
18.2	Monrovia	12,807	4,373	6,855	20,404
18.3	Sierra Madre	4,581	1,767	2,519	7,314
18.4	Unincorporated	6,303	1,834	5,594	19,401
19.0	MALIBU AREA	929	788	1,495	2,563
19.1	All Unincorporated	929	788	1,495	2,563
20.0	NORTH COUNTY AREA	15,171	6,309	9,865	24,332
20.1	All Unincorporated	15,171	6,309	9,865	24,332
21.0	NORTH EAST AREA	155,682	53,720	55,292	170,598
21.1	Part of Los Angeles	155,682	53,720	55,292	170,598
22.0	NORWALK AREA	45,913	12,119	27,444	99,779
22.1	All Unincorporated	45,913	12,119	27,444	99,779
23.0	PALOS VERDES AREA	16,628	5,280	9,576	30,692
23.1	Palos Verdes Estates	987	318	649	2,056
23.2	Torrance (South)	8,825	2,869	5,369	17,115
23.3	Unincorporated	6,816	2,093	3,558	11,521
24.0	PASADENA AREA	117,617	40,836	51,480	158,894
24.1	Pasadena	81,864	29,156	36,015	110,770
24.2	Unincorporated	35,753	11,680	15,465	48,124
25.0	POMONA AREA	34,639	11,380	16,586	50,255
25.1	Pomona	23,539	7,879	11,704	34,876
25.2	Claremont	3,057	1,099	1,759	4,573
25.3	La Verne	3,092	855	1,168	4,174
25.4	Unincorporated	4,951	1,547	1,955	6,632
26.0	PUENTE HILLS AREA	9,065	2,376	4,711	18,666
26.1	All Unincorporated	9,065	2,376	4,711	18,666
27.0	SAN FERNANDO AREA	21,886	6,028	13,388	48,396
27.1	San Fernando	9,094	2,632	3,648	13,248
27.2	Part of Los Angeles	12,792	3,396	9,740	35,148
28.0	SAN GABRIEL AREA	100,448	32,764	49,521	151,761
28.1	Alhambra	38,935	13,310	17,682	51,338
28.2	Monterey Park	8,531	2,808	5,731	17,106
28.3	San Gabriel	11,867	3,524	6,058	20,437
28.4	San Marino	8,175	2,311	3,344	11,145
28.5	South Pasadena	14,356	5,036	6,246	18,228
28.6	Unincorporated	18,584	5,775	10,460	33,507
29.0	SAN VICENTE AREA	7,737	2,478	4,720	16,424
29.1	Part of Los Angeles	7,737	2,478	4,720	16,424
30.0	SANTA MONICA-VENICE AREA	117,801	39,847	61,006	187,272
30.1	Santa Monica	53,500	19,464	26,841	77,294
30.2	Part of Los Angeles	58,690	20,208	33,944	101,893
30.3*	Unincorporated	594	139	175	724
30.4	Sawtelle Home	5,017	36	46	7,361
31.0	SOUTH BEACH CITIES AREA	32,120	13,086	30,377	92,393
31.1	El Segundo	3,738	1,187	2,381	7,806
31.2	Hermosa Beach	7,197	3,384	4,736	12,296
31.3	Manhattan Beach	6,398	2,836	5,655	15,579
31.4	Redondo Beach	13,092	4,914	8,166	24,423
31.5	Part of Los Angeles	946	394	8,857	30,834
31.6	Unincorporated	749	371	582	1,455
32.0	SOUTH EAST AREA	284,564	90,724	121,868	395,229
32.1	Bell	11,264	3,501	5,211	16,023
32.2	Maywood	10,731	3,340	4,619	14,125
32.3	Huntington Park	28,648	10,045	11,478	30,820
32.4	Montebello	8,016	2,432	6,411	21,124
32.5	South Gate	26,945	8,471	16,292	51,199
32.6	Vernon	850	242	255	956
32.7	Part of Los Angeles	128,531	40,361	47,686	164,665
32.8	Unincorporated	69,579	22,132	29,916	96,317
33.0	TUJUNGA AREA	11,241	3,992	9,226	27,668
33.1	Part of Los Angeles	11,241	3,992	9,226	27,668
34.0	WHITTIER AREA	32,727	10,242	18,176	58,807
34.1	Whittier	16,115	5,513	7,730	22,546
34.2	Unincorporated	16,612	4,729	10,446	36,261
35.0	WILSHIRE AREA	151,086	58,153	64,696	176,104
35.1	Part of Los Angeles	151,068	58,144	64,684	176,080
35.2	Unincorporated	18	9	12	24
	City of Los Angeles—Total	1,504,277	529,251	664,125	2,039,623
	City of Torrance—Total	9,950	3,155	6,010	19,533
	Total All Cities	2,340,902	824,196	1,112,465	3,377,349
	Total Unincorporated	444,741	137,335	245,698	813,407
	Total County	2,785,643	961,531	1,358,163	4,190,756

*Exclusive of Sawtelle Home.

A previous bulletin (No. 26) had discussed the percentage distribution of population increases by statistical areas during the war period, April 1940-April 1946, and again during the immediate postwar period from April 1946-April 1948. Although the latter period was free of wartime restrictions as to location, it was beset by difficulties in obtaining materials and labor. The improvement in these conditions between April 1948 and April 1949 now make it desirable to compare the three aforementioned time intervals to see if there are any noticeable trend changes. The table below has listed the percentage distribution of the population increase for the county during the three periods. A few minutes study of the data will show several indicated trends that will be interesting to follow in the future.

First, there are a group of areas such as Dominguez, Long Beach, and Southeast where the percentages in the two postwar periods would indicate that the relatively heavy increase in 1940-46 was influenced by the fact that they were considered "critical" housing areas during the war and as such received a disproportionate part of the total residential building.

Second, another group of areas such as Compton, Encino, Monrovia, Norwalk, Palos Verdes, Puente Hills, South Beach Cities, and Whittier have continued through all three periods to obtain a larger percentage of the total county increase in population. Outstanding in this group having a continuing rate of increase is the Encino statistical area which attracted 10.33% of the population increase last year as compared to 2.00% of the 1940-46 increase. It is the center of the tremendous subdivision activity in the San Fernando Valley.

This second group of areas are all located at quite a distance from the downtown Los Angeles district indicating a continuance of decentralization. This trend reemphasizes the many problems and needs of rapid transit, freeways, utilities, additional schools, hospitals, etc.

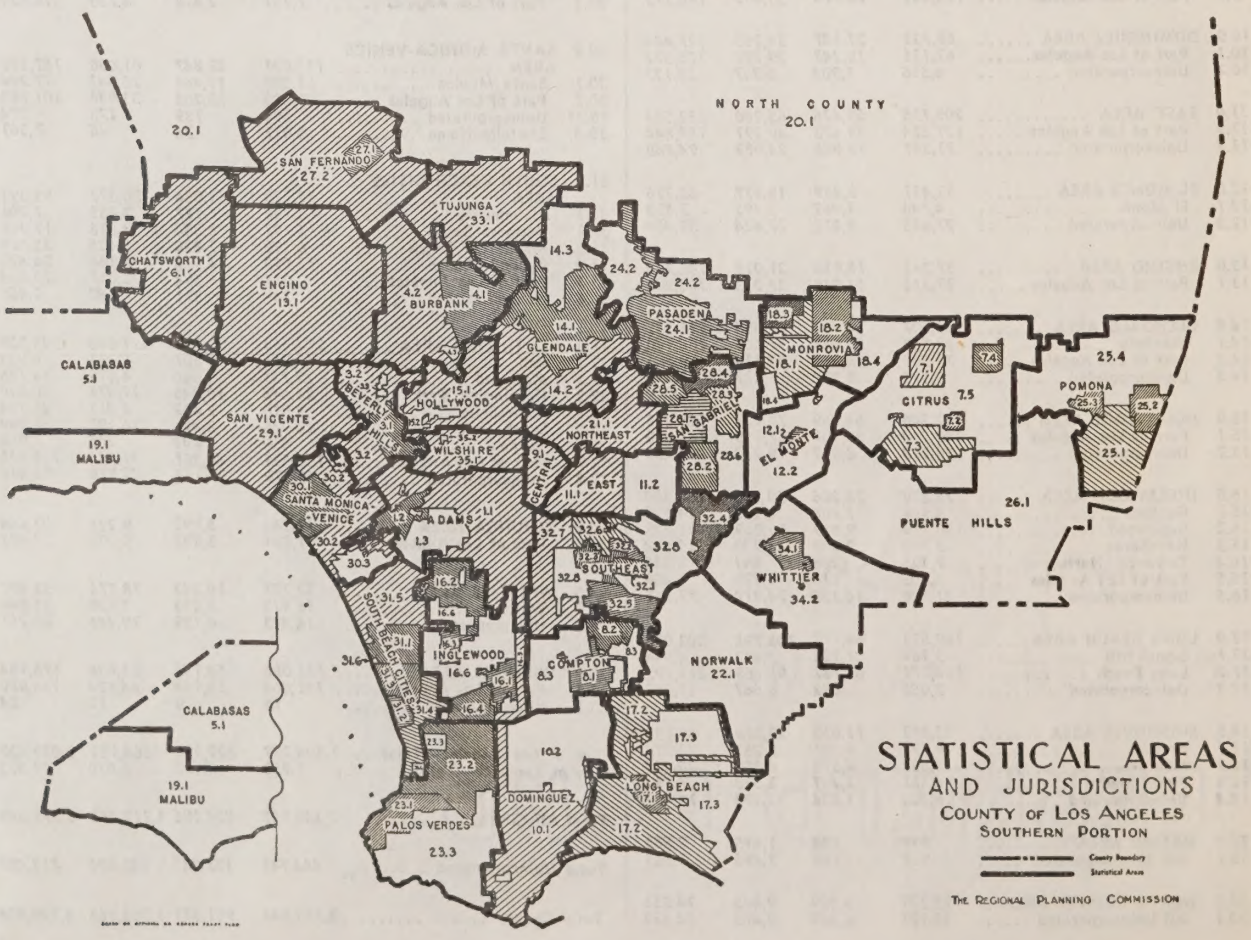
Third, the percentages of population increases in a number of areas such as Adams, Central, East, Glendale, Hollywood, and Wilshire, all comparatively central in location, have remained nearly stable throughout all three periods. These districts are, generally speaking, well built up and future major increases will be due to density changes.

Fourth, some statistical regions, among them Calabasas, Malibu, San Vicente, and Tujunga, which are quite distant from the central core of the county have, like the third group, remained relatively stable as far as a percentage distribution of population increase is concerned. Distance and rough topography make these areas generally less feasible for development under current market conditions.

In Bulletin No. 30 (Population for April 1949) current figures for the city of Compton are incorrectly given and should be changed as follows: Dwelling Units from 13,751 to 13,435, and Population from 45,057 to 44,021. These changes will also affect the statistical area total and the Cities and County Totals. Final official figures for the special census made in Arcadia on February 12, 1949, have been received by this office giving a population of 21,556. If our estimate of January 1, 1949, is adjusted to the census date it will be found to give an estimated population of 21,565, or an error of 0.042 of 1%.

Percentage Distribution by Areas of Population Increases

Statistical Area	Percentages		
	1940-46	1946-48	1948-49
ADAMS	6.59	4.08	6.09
AVALON	−0.02	0.10	−0.001
BEVERLY HILLS	1.39	1.74	1.80
BURBANK	8.29	7.30	6.98
CALABASAS	0.18	0.07	0.03
CHATSWORTH	0.26	0.97	1.14
CITRUS	0.60	2.35	2.01
COMPTON	4.55	4.89	6.74
CENTRAL	2.21	0.03	−1.16
DOMINGUEZ	6.41	2.41	0.95
EAST	3.24	3.55	2.10
EL MONTE	1.81	2.87	2.87
ENCINO	2.00	5.75	10.33
GLENDALE	3.16	4.52	3.78
HOLLYWOOD	2.60	0.59	1.13
INGLEWOOD	5.66	6.39	4.87
LONG BEACH	13.29	6.37	4.15
MONROVIA	1.61	2.84	4.77
MALIBU	0.03	0.09	0.48
NORTH COUNTY	0.54	0.81	0.66
NORTHEAST	1.75	0.39	0.35
NORWALK	3.32	3.75	4.56
PALOS VERDES	0.76	1.03	1.74
PASADENA	2.53	3.59	3.02
POMONA	0.60	1.62	1.60
PUENTE HILLS	0.27	0.74	1.93
SAN FERNANDO	1.03	2.95	2.56
SAN GABRIEL	2.95	4.70	3.60
SAN VICENTE	0.59	0.48	0.96
SANTA MONICA-VENICE	4.00	6.37	5.26
SOUTH BEACH CITIES	3.50	4.88	5.48
SOUTHEAST	9.11	7.44	4.90
TUJUNGA	0.57	2.20	0.83
WHITTIER	1.25	2.19	2.74
WILSHIRE	3.36	−0.03	0.75



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THE REGIONAL PLANNING COMMISSION—COUNTY OF LOS ANGELES

108 West Second St., Los Angeles, California
Arthur H. Adams, Director of Planning

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POPULATION AND DWELLING UNITS

Item No.	Statistical Area and Jurisdiction	Population Apr. 1940	Dwelling Units Apr. 1940	Dwelling Units Oct. 1949	Estimated Population Oct. 1949
1.0	ADAMS AREA	333,560	116,365	140,095	413,390
1.1	Part of Los Angeles	317,868	111,183	130,100	382,479
1.2	Culver City	8,976	2,948	6,234	19,517
1.3	Unincorporated	6,716	2,234	3,761	11,394
2.0	AVALON AREA	1,933	2,875	2,933	2,263
2.1	Avalon	1,637	2,688	2,731	2,035
2.2	Unincorporated	296	187	202	228
3.0	BEVERLY HILLS AREA	50,653	17,994	25,930	73,075
3.1	Beverly Hills	26,823	9,328	11,197	29,924
3.2	Part of Los Angeles	23,818	8,662	14,729	43,139
3.3	Unincorporated	12	4	4	12
4.0	BURBANK AREA	77,516	25,589	58,899	186,822
4.1	Burbank	34,337	11,130	25,448	79,820
4.2	Part of Los Angeles	43,168	14,455	33,440	106,972
4.3	Unincorporated	11	4	11	30
5.0	CALABASAS AREA	2,041	1,695	2,145	3,772
5.1	All Unincorporated	2,041	1,695	2,145	3,772
6.0	CHATSWORTH AREA	7,488	2,446	5,365	17,209
6.1	Part of Los Angeles	7,488	2,446	5,365	17,209
7.0	CITRUS AREA	22,475	7,107	14,044	43,996
7.1	Azusa	5,209	1,476	3,121	10,595
7.2	Covina	3,049	1,160	1,461	3,889
7.3	West Covina	1,072	392	1,269	3,866
7.4	Glendora	2,822	996	1,326	3,865
7.5	Unincorporated	10,323	3,083	6,867	21,781
8.0	COMPTON AREA	48,679	14,792	36,211	120,246
8.1	Compton	16,198	5,118	13,924	45,621
8.2	Lynwood	10,982	3,418	7,934	25,571
8.3	Unincorporated	21,499	6,256	14,353	49,054
9.0	CENTRAL AREA	133,351	58,374	53,532	146,178
9.1	Part of Los Angeles	133,351	58,374	53,532	146,178
10.0	DOMINGUEZ AREA	68,732	21,147	36,347	127,596
10.1	Part of Los Angeles	62,136	19,243	29,950	105,412
10.2	Unincorporated	6,596	1,904	6,397	22,184
11.0	EAST AREA	209,125	59,426	65,434	252,419
11.1	Part of Los Angeles	137,584	39,473	40,339	157,625
11.2	Unincorporated	71,541	19,953	25,095	94,794
12.0	EL MONTE AREA	32,431	9,839	20,219	66,006
12.1	El Monte	4,746	1,467	2,523	7,903
12.2	Unincorporated	27,685	8,372	17,696	58,103
13.0	ENCINO AREA	37,312	11,916	32,936	107,926
13.1	Part of Los Angeles	37,312	11,916	32,936	107,926
14.0	GLENDALE AREA	161,607	54,407	71,872	214,105
14.1	Glendale	82,582	27,487	34,866	105,146
14.2	Part of Los Angeles	70,500	24,083	30,474	89,316
14.3	Unincorporated	8,525	2,837	6,532	19,643
15.0	HOLLYWOOD AREA	162,340	64,139	70,729	186,030
15.1	Part of Los Angeles	142,262	56,107	61,406	161,695
15.2	Unincorporated	20,078	8,032	9,323	24,335
16.0	INGLEWOOD AREA	78,820	25,266	51,452	163,084
16.1	Gardena	5,909	1,808	4,271	14,202
16.2	Inglewood	30,114	9,819	15,208	46,018
16.3	Hawthorne	8,263	2,582	4,829	15,760
16.4	Torrance (North)	1,125	286	678	2,556
16.5	Part of Los Angeles	2,103	616	1,925	6,409
16.6	Unincorporated	31,306	10,155	24,541	78,139
17.0	LONG BEACH AREA	169,513	66,977	106,976	305,058
17.1	Signal Hill	3,184	1,158	1,476	4,109
17.2	Long Beach	164,271	65,137	96,670	273,348
17.3	Unincorporated	2,058	682	8,830	27,601
18.0	MONROVIA AREA	32,813	11,055	22,581	70,094
18.1	Arcadia	9,122	3,081	7,375	22,394
18.2	Monrovia	12,807	4,373	6,900	20,436
18.3	Sierra Madre	4,581	1,767	2,547	7,360
18.4	Unincorporated	6,303	1,834	5,759	19,904
19.0	MALIBU AREA	929	788	1,533	2,619
19.1	All Unincorporated	929	788	1,533	2,619
20.0	NORTH COUNTY AREA	15,171	6,309	10,059	24,701
20.1	All Unincorporated	15,171	6,309	10,059	24,701
21.0	NORTH EAST AREA	155,682	53,720	55,522	170,679
21.1	Part of Los Angeles	155,682	53,720	55,522	170,679
22.0	NORWALK AREA	45,913	12,119	28,625	103,408
22.1	All Unincorporated	45,913	12,119	28,625	103,408
23.0	PALOS VERDES AREA	16,628	5,280	9,817	31,411
23.1	Palos Verdes Estates	987	318	667	2,102
23.2	Torrance (South)	8,825	2,869	5,528	17,622
23.3	Unincorporated	6,816	2,093	3,622	11,687
24.0	PASADENA AREA	117,617	40,836	51,953	159,526
24.1	Pasadena	81,864	29,156	36,259	110,858
24.2	Unincorporated	35,753	11,680	15,694	48,668
25.0	POMONA AREA	34,639	11,380	16,750	50,679
25.1	Pomona	23,539	7,879	11,797	35,133
25.2	Claremont	3,057	1,099	1,786	4,623
25.3	La Verne	3,092	855	1,195	4,259
25.4	Unincorporated	4,951	1,547	1,972	6,664
26.0	PUENTE HILLS AREA	9,065	2,376	4,907	19,290
26.1	All Unincorporated	9,065	2,376	4,907	19,290
27.0	SAN FERNANDO AREA	21,886	6,028	13,655	49,077
27.1	San Fernando	9,094	2,632	3,673	13,272
27.2	Part of Los Angeles	12,792	3,396	9,982	35,805
28.0	SAN GABRIEL AREA	100,448	32,764	50,459	154,224
28.1	Alhambra	38,935	13,310	17,830	51,767
28.2	Monterey Park	8,531	2,808	6,215	18,481
28.3	San Gabriel	11,867	3,524	6,126	20,560
28.4	San Marino	8,175	2,311	3,377	11,254
28.5	South Pasadena	14,356	5,036	6,293	18,273
28.6	Unincorporated	18,584	5,775	10,618	33,889
29.0	SAN VICENTE AREA	7,737	2,478	4,866	16,844
29.1	Part of Los Angeles	7,737	2,478	4,866	16,844
30.0	SANTA MONICA-VENICE AREA	117,801	39,847	61,822	188,828
30.1	Santa Monica	53,500	19,464	27,086	77,565
30.2	Part of Los Angeles	58,690	20,208	34,515	103,203
30.3*	Unincorporated	594	139	175	724
30.4	Sawtelle Home	5,017	36	46	7,336
31.0	SOUTH BEACH CITIES AREA	32,120	13,086	31,032	93,959
31.1	El Segundo	3,738	1,187	2,420	7,895
31.2	Hermosa Beach	7,197	3,384	4,756	12,325
31.3	Manhattan Beach	6,398	2,836	5,818	16,027
31.4	Redondo Beach	13,092	4,914	8,291	24,633
31.5	Part of Los Angeles	946	394	9,149	31,588
31.6	Unincorporated	749	371	598	1,491
32.0	SOUTH EAST AREA	284,564	90,724	122,809	395,522
32.1	Bell	11,264	3,501	5,255	16,097
32.2	Maywood	10,731	3,540	4,655	14,166
32.3	Huntington Park	28,648	10,045	11,579	30,915
32.4	Montebello	8,016	2,432	6,489	21,380
32.5	South Gate	26,945	8,471	16,592	50,541
32.6	Vernon	850	242	255	956
32.7	Part of Los Angeles	128,531	40,361	47,858	164,681
32.8	Unincorporated	69,579	22,132	30,126	96,786
33.0	TUJUNGA AREA	11,241	3,992	9,400	28,046
33.1	Part of Los Angeles	11,241	3,992	9,400	28,046
34.0	WHITTIER AREA	32,727	10,242	19,524	63,165
34.1	Whittier	16,115	5,513	7,828	22,747
34.2	Unincorporated	16,612	4,729	11,696	40,418
35.0	WILSHIRE AREA	151,086	58,153	64,903	176,166
35.1	Part of Los Angeles	151,068	58,144	64,891	176,142
35.2	Unincorporated	18	9	12	24
	City of Los Angeles—Total	1,504,277	529,251	670,379	2,051,348
	City of Torrance—Total	9,950	3,155	6,206	20,178
	Total All Cities	2,340,902	824,196	1,124,137	3,398,734
	Total Unincorporated	444,741	137,335	251,199	828,679
	Total County	2,785,643	961,531	1,375,336	4,227,413

*Exclusive of Sawtelle Home.

Does a housing shortage exist in Los Angeles County? The following study indicates that, generally speaking, there still is a decided shortage although some cities have a small surplus or a very minor deficiency.

To avoid confusion the terms used below will be defined:

1. *Dwelling Unit:* a room or group of rooms provided with kitchen facilities including a stove more adequate than a two-plate burner. Hotels, motels, trailers, etc., designed primarily for transient occupancy are *not* included.
2. *Residency Factor:* the average number of persons living permanently in a dwelling unit.
3. *Vacancy Factor:* vacant dwellings expressed as a percentage of total dwelling units.

When speaking of a "normal vacancy factor" one should consider the character of the city at the time a census is made. The vacancy in one city may vary greatly with the season of the year and also may differ widely at any time from that found in another city. Thirty-eight cities were believed to have had fairly normal vacancies in April, 1940. They contain 73% of all dwelling units in the county and therefore offer a good sample of overall conditions. The remaining seven cities, Avalon, Hermosa Beach, Manhattan Beach, Redondo Beach, Long Beach, Sierra Madre and Vernon had an unusual condition in 1940 and are eliminated from the sample.

Avalon was and still is a resort city subject to wide variations in population and vacancy factor.

Hermosa Beach, Manhattan Beach, and Redondo Beach were somewhat similar to Avalon. Many summer homes in these three mainland cities were owned by people who had permanent residences elsewhere. During the war and immediate post-war many owners sold one of their two homes or rented their summer dwelling to people desiring permanent quarters. As a result there is today in the three cities a more permanent year-round population and it is doubtful if there will be a return to the vacancy that existed in 1940.

Long Beach in April, 1940, had a large number of vacant rental units due to slow harbor industrial activity and an exodus of naval personnel in late 1939 and early 1940. In addition many people at that time were both living and working closer to the center of Los Angeles. These factors combined to give a rather abnormal vacancy factor when the April, 1940 Census was made.

Sierra Madre being quite distant from centers of employment, as well as having a considerable number of homes of a seasonal nature, had a high vacancy factor in 1940. As the housing shortage grew, quite a few of these units were rented or sold until eventually the vacancy factor dropped to rather low level.

Vernon was and is overwhelmingly an industrial city and as such less desirable for residential purposes. With a plentiful supply of rental units in 1940 equivalent to or better than those in Vernon it was not surprising to find many vacant places in the city at that time.

Using the thirty-eight cities as a sample three separate studies were made. In each study the October, 1949 population was divided by a residency factor (different in each case) to obtain the required number of occupied dwelling units. From this figure was derived the total number of units that would be needed if the 1940 vacancy factor of each city in the group were to be considered as a desired normal. This total, compared to the number of existing units, showed either a deficiency or a surplus in individual cities. No allowance was made for replacement of substandard units.

In the first study both the 1940 residency and vacancy factors for each city were assumed as norms. Based on these assumptions it was found that the grand total dwelling units in the thirty-eight cities would have to be increased by 5.45% if the desired vacancy norms were to be reached.

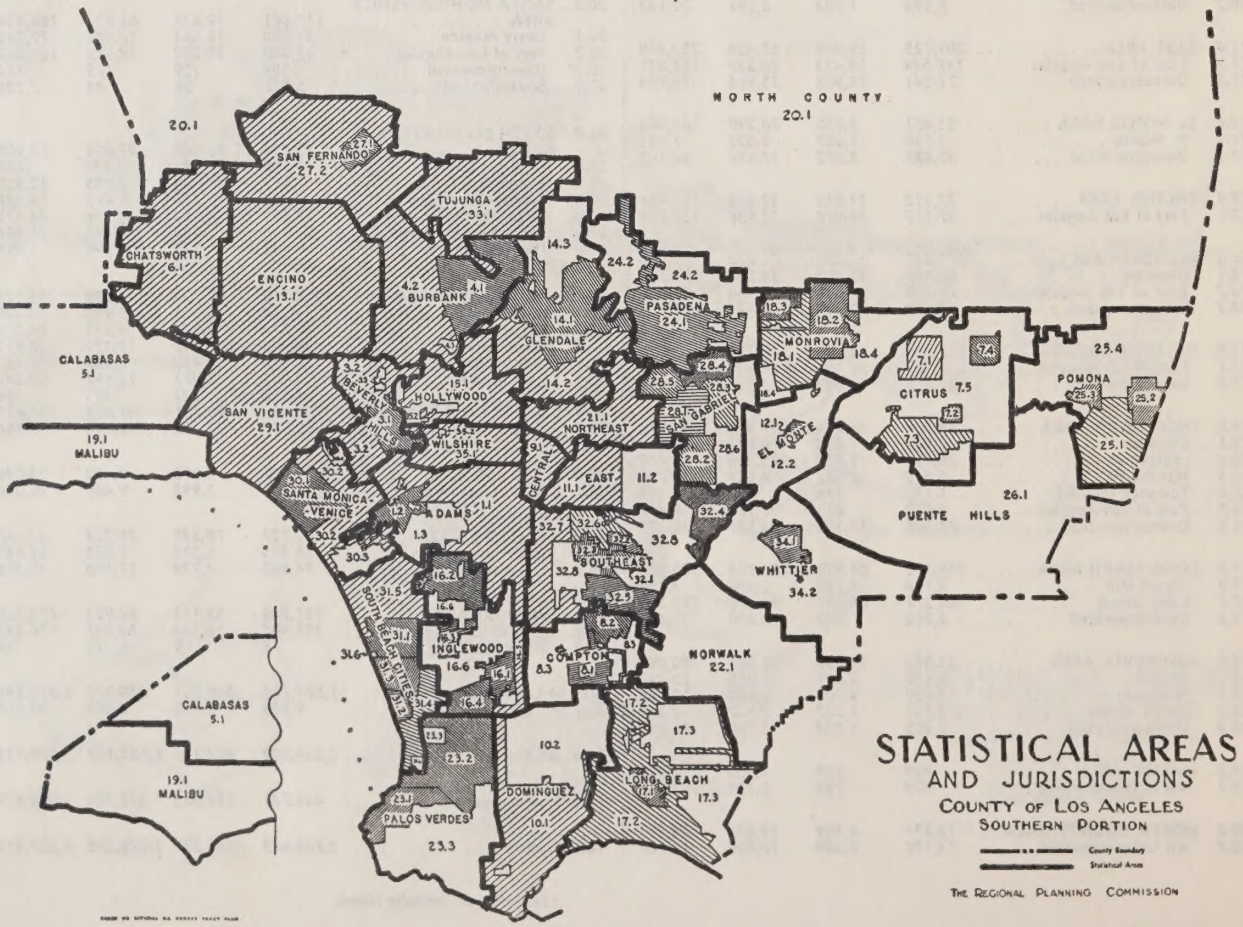
The second study used the 1940 vacancy factors for each city and, where possible, a residency factor from special censuses, the latter mostly made since January, 1947. If no special censuses were made, the 1940 residency factor was used. From this was found a deficiency equal to 3.23% of the total existing units.

In the third study the same procedure was followed except that arbitrarily revised residency factors were used in some cases where it seemed from trends that this was desirable. This third study showed a needed increase of 3.39% of the total number of existing units in order to maintain vacancy factors similar to those which existed in 1940 in the cities.

If we take into consideration the slight variation that might be caused by including the six mainland cities out of the seven discussed above and apply the results of the sample to all of the mainland except Calabasas, Malibu, and North County, it is logical to say:

1. There still is a decided shortage of housing.
2. This shortage amounts to at least a minimum of 40,000 dwelling units or 3% of the total now in existence, without allowance for replacement of substandard dwellings.

These findings concur with those made by the Security-First National Bank on September 17, 1948, at which time they estimated the shortage at about 70,000 units. They had estimated that this shortage would be reduced by 35,000 to 40,000 units a year.



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THE REGIONAL PLANNING COMMISSION—COUNTY OF LOS ANGELES
108 West Second St., Los Angeles, California
Arthur H. Adams, Director of Planning

POPULATION AND DWELLING UNITS

Item No.	Statistical Area and Jurisdiction	Population Apr. 1940	Dwelling Units Apr. 1940	Dwelling Units Jan. 1950	Estimated Population Jan. 1950
1.0	ADAMS AREA	333,560	116,365	140,599	413,881
1.1	Part of Los Angeles	317,868	111,183	130,522	382,785
1.2	Culver City	8,976	2,948	6,305	19,693
1.3	Unincorporated	6,716	2,234	3,772	11,403
2.0	AVALON AREA	1,933	2,875	2,933	2,263
2.1	Avalon	1,637	2,688	2,731	2,035
2.2	Unincorporated	296	187	202	228
3.0	BEVERLY HILLS AREA	50,653	17,994	26,244	73,791
3.1	Beverly Hills	26,823	9,328	11,239	29,948
3.2	Part of Los Angeles	23,818	8,662	15,001	43,831
3.3	Unincorporated	12	4	4	12
4.0	BURBANK AREA	77,516	25,589	59,644	188,334
4.1	Burbank	34,337	11,130	25,632	80,206
4.2	Part of Los Angeles	43,168	14,455	34,001	108,098
4.3	Unincorporated	11	4	11	30
5.0	CALABASAS AREA	2,041	1,695	2,155	3,782
5.1	All Unincorporated	2,041	1,695	2,155	3,782
6.0	CHATSWORTH AREA	7,488	2,446	5,531	17,629
6.1	Part of Los Angeles	7,488	2,446	5,531	17,629
7.0	CITRUS AREA	22,475	7,107	14,352	44,860
7.1	Azusa	5,209	1,476	3,162	10,710
7.2	Covina	3,049	1,160	1,479	3,928
7.3	West Covina	1,072	392	1,310	3,981
7.4	Glendora	2,822	996	1,345	3,911
7.5	Unincorporated	10,323	3,083	7,056	22,330
8.0	COMPTON AREA	48,679	14,792	36,655	121,534
8.1	Compton	16,198	5,118	14,231	46,523
8.2	Lynwood	10,982	3,418	8,064	25,932
8.3	Unincorporated	21,499	6,256	14,360	49,079
9.0	CENTRAL AREA	133,351	58,374	53,569	146,213
9.1	Part of Los Angeles	133,351	58,374	53,569	146,213
10.0	DOMINGUEZ AREA	68,732	21,147	36,502	127,892
10.1	Part of Los Angeles	62,136	19,243	30,100	105,689
10.2	Unincorporated	6,596	1,904	6,402	22,203
11.0	EAST AREA	209,125	59,426	65,630	252,882
11.1	Part of Los Angeles	137,584	39,473	40,366	157,664
11.2	Unincorporated	71,541	19,953	25,264	95,218
12.0	EL MONTE AREA	32,431	9,839	20,914	68,136
12.1	El Monte	4,746	1,467	2,541	7,939
12.2	Unincorporated	27,685	8,372	18,373	60,197
13.0	ENCINO AREA	37,312	11,916	35,905	116,772
13.1	Part of Los Angeles	37,312	11,916	35,905	116,772
14.0	GLENDALE AREA	161,607	54,407	72,476	215,383
14.1	Glendale	82,582	27,487	35,070	105,509
14.2	Part of Los Angeles	70,500	24,083	30,771	89,966
14.3	Unincorporated	8,525	2,837	6,635	19,908
15.0	HOLLYWOOD AREA	162,340	64,139	70,973	186,426
15.1	Part of Los Angeles	142,262	56,107	61,585	161,975
15.2	Unincorporated	20,078	8,032	9,388	24,451
16.0	INGLEWOOD AREA	78,820	25,266	52,098	164,897
16.1	Gardena	5,909	1,808	4,364	14,477
16.2	Inglewood	30,114	9,819	15,311	46,220
16.3	Hawthorne	8,263	2,582	4,892	15,930
16.4	Torrance (North)	1,125	286	896	3,373
16.5	Part of Los Angeles	2,103	616	1,942	6,448
16.6	Unincorporated	31,306	10,155	24,693	78,449
17.0	LONG BEACH AREA	169,513	66,977	107,650	307,895
17.1	Signal Hill	3,184	1,158	1,486	4,129
17.2	Long Beach	164,271	65,137	97,317	276,112
17.3	Unincorporated	2,058	682	8,847	27,654
18.0	MONROVIA AREA	32,813	11,055	23,294	72,256
18.1	Arcadia	9,122	3,081	7,530	22,809
18.2	Monrovia	12,807	4,373	7,012	20,717
18.3	Sierra Madre	4,581	1,767	2,571	7,414
18.4	Unincorporated	6,303	1,834	6,181	21,316
19.0	MALIBU AREA	929	788	1,544	2,638
19.1	All Unincorporated	929	788	1,544	2,638
20.0	NORTH COUNTY AREA	15,171	6,309	10,215	25,016
20.1	All Unincorporated	15,171	6,309	10,215	25,016
21.0	NORTH EAST AREA	155,682	53,720	55,658	170,693
21.1	Part of Los Angeles	155,682	53,720	55,658	170,693
22.0	NORWALK AREA	45,913	12,119	30,028	107,845
22.1	All Unincorporated	45,913	12,119	30,028	107,845
23.0	PALOS VERDES AREA	16,628	5,280	9,960	31,800
23.1	Palos Verdes Estates	987	318	687	2,165
23.2	Torrance (South)	8,825	2,869	5,620	17,875
23.3	Unincorporated	6,816	2,093	3,653	11,760
24.0	PASADENA AREA	117,617	40,836	52,399	160,526
24.1	Pasadena	81,864	29,156	36,548	111,479
24.2	Unincorporated	35,753	11,680	15,851	49,047
25.0	POMONA AREA	34,639	11,380	16,892	50,983
25.1	Pomona	23,539	7,879	11,916	35,404
25.2	Claremont	3,057	1,099	1,799	4,645
25.3	La Verne	3,092	855	1,201	4,270
25.4	Unincorporated	4,951	1,547	1,976	6,664
26.0	PUENTE HILLS AREA	9,065	2,376	5,094	19,910
26.1	All Unincorporated	9,065	2,376	5,094	19,910
27.0	SAN FERNANDO AREA	21,886	6,028	13,758	49,321
27.1	San Fernando	9,094	2,632	3,698	13,331
27.2	Part of Los Angeles	12,792	3,396	10,060	35,990
28.0	SAN GABRIEL AREA	100,448	32,764	51,303	156,448
28.1	Alhambra	38,935	13,310	17,940	51,966
28.2	Monterey Park	8,531	2,808	6,555	19,445
28.3	San Gabriel	11,867	3,524	6,174	20,671
28.4	San Marino	8,175	2,311	3,408	11,332
28.5	South Pasadena	14,356	5,036	6,337	18,360
28.6	Unincorporated	18,584	5,775	10,889	34,674
29.0	SAN VICENTE AREA	7,737	2,478	5,002	17,312
29.1	Part of Los Angeles	7,737	2,478	5,002	17,312
30.0	SANTA MONICA-VENICE AREA	117,801	39,847	62,615	190,402
30.1	Santa Monica	53,500	19,464	27,294	77,974
30.2	Part of Los Angeles	58,690	20,208	35,100	104,306
30.3*	Unincorporated	594	139	175	724
30.4	Sawtelle Home	5,017	36	46	7,398
31.0	SOUTH BEACH CITIES AREA	32,120	13,086	31,631	95,515
31.1	El Segundo	3,738	1,187	2,439	7,909
31.2	Hermosa Beach	7,197	3,384	4,805	12,424
31.3	Manhattan Beach	6,398	2,836	5,898	16,210
31.4	Redondo Beach	13,092	4,914	8,349	24,746
31.5	Part of Los Angeles	946	394	9,541	32,733
31.6	Unincorporated	749	371	599	1,493
32.0	SOUTH EAST AREA	284,564	90,724	123,439	396,967
32.1	Bell	11,264	3,501	5,296	16,237
32.2	Maywood	10,731	3,540	4,710	14,298
32.3	Huntington Park	28,648	10,045	11,637	31,108
32.4	Montebello	8,016	2,432	6,558	21,558
32.5	South Gate	26,945	8,471	16,738	50,871
32.6	Vernon	850	242	255	956
32.7	Part of Los Angeles	128,531	40,361	48,021	165,047
32.8	Unincorporated	69,579	22,132	30,224	96,892
33.0	TUJUNGA AREA	11,241	3,992	9,465	28,170
33.1	Part of Los Angeles	11,241	3,992	9,465	28,170
34.0	WHITTIER AREA	32,727	10,242	20,906	67,433
34.1	Whittier	16,115	5,513	8,230	23,831
34.2	Unincorporated	16,612	4,729	12,676	43,602
35.0	WILSHIRE AREA	151,086	58,153	65,101	176,477
35.1	Part of Los Angeles	151,068	58,144	65,089	176,453
35.2	Unincorporated	18	9	12	24
	City of Los Angeles—Total	1,504,277	529,251	677,229	2,067,774
	City of Torrance—Total	9,950	3,155	6,516	21,248
	Total All Cities	2,340,902	824,196	1,135,809	3,428,335
	Total Unincorporated	444,741	137,335	256,325	843,947
	Total County	2,785,643	961,531	1,392,134	4,272,282

*Exclusive of Sawtelle Home.

The decided percentage increase in the number of duplex and multiple dwelling units during the last quarter of 1949 will be the primary subject of the bulletin.

Practically all multiple dwellings, or more specifically those with three or more units, and at least fifty percent of all the units in duplex residences are built for tenant occupancy. In this paper we will use the term *RENTAL UNITS* to denote *all* units built in either duplex or multiple residential buildings.

During the last quarter of 1949 a total of 16,796 units were completed in the whole county. Of this total 72.8% were single family, 7.4% duplexes, 19.2% multiples, and the remainder of 0.5% were classified as "others." If the duplexes and multiples were combined it would be found that 26.6% of all units completed were for rental purposes as defined above. In the period from April, 1946 to April, 1948, only 16.6% of all units were either duplex or multiples. The increase in the percentage of rental units was accompanied by a decrease in the single family type units from 82.4% to 72.8% for the same periods of time.

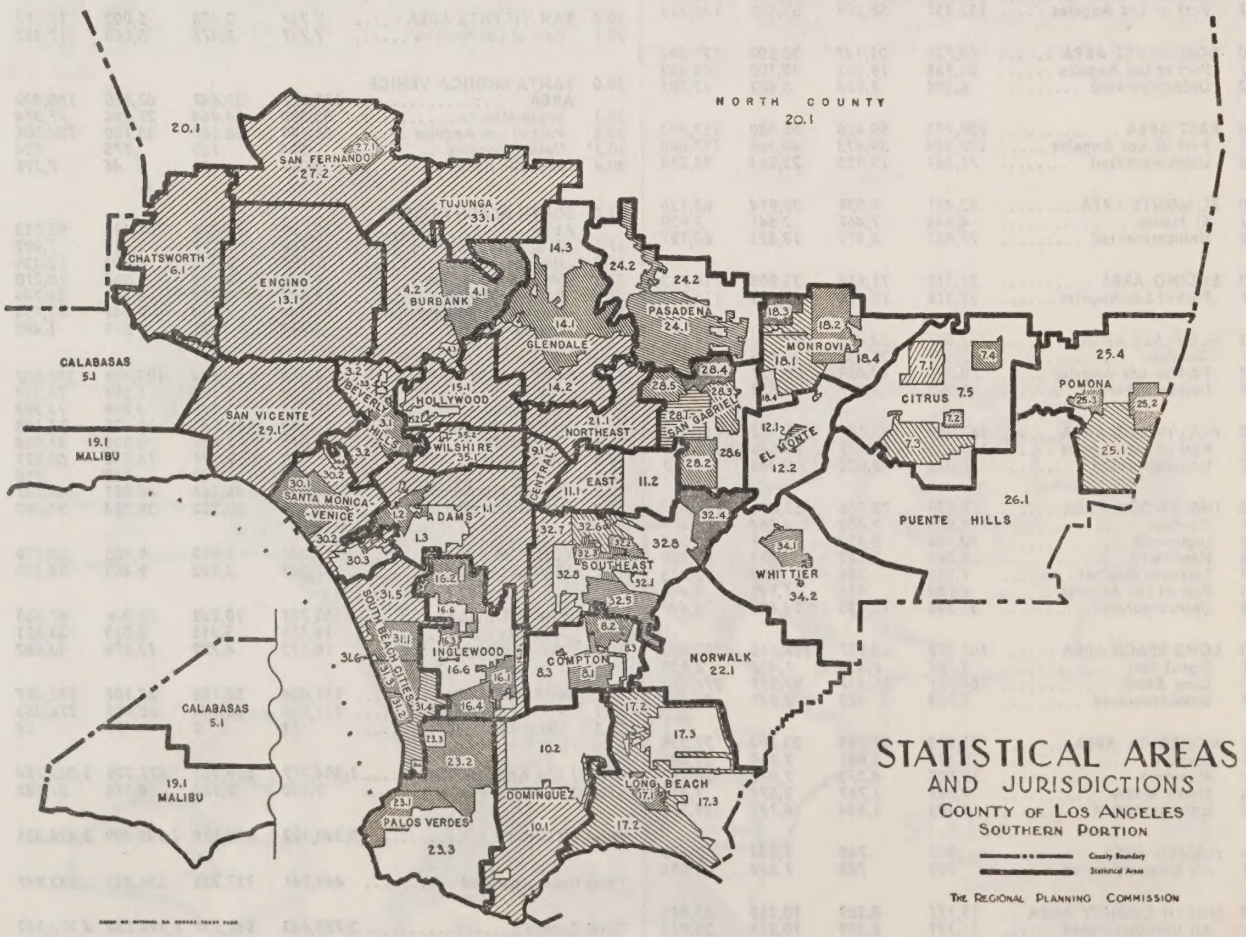
Where have the rental units been built during the past quarter? Generally speaking, those statistical areas showing the greatest percentage increases in rental types are the Adams, Beverly Hills, East, Glendale, Hollywood, Santa Monica-Venice, Southeast, and Wilshire Districts. As might be expected these are localities where suitable vacant land is too expensive for average priced single family homes. It is interesting to note that all of the aforementioned areas are close to and encircle the central business district.

Two other statistical areas, Long Beach and Dominguez, had during the war period about 42.1% and 51.3% respectively of all new units in the rental classification. These areas were in a critical housing zone where building was not as restricted as elsewhere in the county. Compare these figures to corresponding ones during the last three months of 1949 when 32% and 17%, respectively, of all units were of the rental type. The decline can be primarily attributed to a decrease in industrial activity around the harbor and to the abolishment of war-time restrictions.

In a previous bulletin (No. 27) it was mentioned that the strong tendency towards single family units was most pronounced in the South Beach Cities, San Fernando, Pomona, Whittier, Calabasas, Chatsworth, Citrus, El Monte, North County, Norwalk, Puente Hills, and Tujunga statistical areas. With the exception of the South Beach Cities and the Pomona statistical areas, all of the aforementioned still have a very high percentage (over 90%) of single family units being constructed even though the total county percentage has decreased.

Whether the present drop in the percentage of single family units being constructed is an approach toward a more normal condition or not is rather difficult to determine. Perhaps the 1946-1948 period, when 82% of all new units were the single family type, was a very abnormal period. Undoubtedly, there were unique factors existing which made the immediate post-war period far from normal. First, a huge pent up demand existed for housing to take care of increased population. Second, because housing of any type was in demand, people who ordinarily might have rented, instead built or bought single family units at monthly payments below what they would have had to pay in rent. Third, the increased marriage and birth rates still further magnified the need for either new units or larger units. Families with children either couldn't afford or find apartments, so they built or bought. Fourth, subdividers, wishing a quick return on their investments, were more prone to concentrate on single units for which buyers existed by the thousands rather than to build rental dwellings for a limited number of purchasers who were hesitant because of rent control.

Whatever the reasons may have been for concentrating on single family units a few years ago it will be interesting to see if in the near future the percentage of multiple units will continue to increase.



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